

**NORTH CAROLINA  
SPECIAL WARRANTY DEED**

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Excise Tax:   \$       zero

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No.

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Mail after recording to: Shepherd Smith, Department of Community Development, City of Durham,  
807 E. Main Street, Durham, NC 27701

This instrument was prepared by: Daniel Ellison, Attorney

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THIS DEED made this \_\_\_\_\_ day of \_\_\_\_\_, 2013 by and between

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**GRANTOR**

**REBUILD DURHAM, INC.**

Mailing Address: 110 Chestnut Street, Durham, NC 27701

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**GRANTEE**

**CITY OF DURHAM**

Mailing Address: 101 City Hall Plaza, Durham, NC 27701

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The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Durham, Durham County, North Carolina, and more particularly described as follows:

See attached Exhibit A, incorporated herein by reference.

The property hereinabove described was acquired by Grantor by instrument recorded in Book 5331, Page 886.

A map showing the above described property is recorded in Plat Book 3, Page 83.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and that Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the property hereinabove described is hereby conveyed subject to all valid and subsisting restrictions, reservations, covenants, conditions, rights of ways and easements properly of record, if any and current year ad valorem taxes.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals, or, if corporate, has caused this Deed to be executed by its duly authorized officers and its seal to be hereunto affixed, the day and year first above written.

REBUILD DURHAM, INC.

BY: \_\_\_\_\_ (SEAL)  
Stancil M. Clark, President

ATTEST:

\_\_\_\_\_(SEAL)  
Secretary

NORTH CAROLINA  
DURHAM COUNTY

I, a Notary Public in and for the aforesaid County and State, certify that \_\_\_\_\_ personally appeared before me this day, stated that he is the President of Rebuild Durham, Inc., and that by authority duly given and as the act of the corporation, the foregoing document was signed in its name by its President, sealed with its corporate seal, and attested by its Secretary or Assistant Secretary. This the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

EXHIBIT A

BEING ALL OF LOT NO. 3, BLOCK B OF THE LAND OF NEW HOPE REALTY CO., AS PER PLAT OF BLAIR AND DRANE ENGINEERS DATED MAY, 1918, DULY RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS OF DURHAM COUNTY, NORTH CAROLINA, IN PLAT BOOK 3 AT PAGE 83, REFERENCE IS HEREBY MADE AND HAD FOR A MORE PARTICULAR DESCRIPTION.

BEING 50 FEET ON THE NORTH SIDE OF CHESTNUT STREET, 124  $\frac{1}{10}$  FEET ON THE EAST SIDE AND 124  $\frac{1}{6}$  FEET ON THE WEST AND 50 FEET WIDE IN THE REAR.